

## **Planning and Zoning Commission Special Called Meeting**

**August 24, 2005**

### **1. CALL TO ORDER**

The August 24, 2005 Special Called Meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:04 p.m.

### **2. ROLL CALL**

Present for roll call, along with Chairman Kosik were Commissioners David Pavliska, Ray Thibodaux, Dale Austin, Peter Drapes, Russ Boles, Sandy Arnold and Larry Quick. Commissioner Weeks was absent from the meeting. Staff included Jim Stendebach, Director, Shannon Burke, Senior Planner, Nicole Crutchfield, Senior Planer, James Hemenes, Park Planner, Alysha Girard, Development Services Manager, and Dianna Hutchens, Administrative Technician.

### **3. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

#### **3.A. Consider public testimony regarding the application filed by Cerco Development Inc., to rezone 20.94 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, from LI (Light Industrial) District to PUD 64 (Planned Unit) Development, application #2005-017-ZC.**

Mr. Shannon Burke presented staff's analysis to the Commissioners noting that this PUD was different than other PUD's that have been presented to the Commissioners. He said the PUD is limited to one very large retail user. Landscaping for the site is per the ordinance with the exception of additional plantings along IH-35 and Chandler Road. A special screening wall has also been added along a portion of Chandler Road to ensure that the service area is adequately screened from view. He noted that staff would like to add some additional text that was presented to the Commissioners earlier in the evening in a separate memorandum regarding adequate screening being provided along Chandler Road should the proposed landscaping of the PUD be in conflict with the existing gas line easement. Also included in the presentation material is a customized sign package that is designed around a typical IKEA model. Due to the size of the store, a number of exemptions from the general commercial design standards have also been included in the PUD, which will require all utilities be underground and establishes driveway

access in accordance with the approved Traffic Impact Analysis (TIA). The PUD also requires lengthy throat lengths to avoid traffic congestion. Mr. Burke said the final difference that is included in the PUD is the width of drive aisles. The main circulation drive aisles are wider than the Code requires (30' instead of 26') and regular drive aisles are slightly smaller (24' instead of 26'). He noted that the Development Review Committee, which includes the Fire Department, Public Works, Transportation and Planning Departments, has approved the widths. Mr. Burke concluded his presentation noting staff's recommendation of approval with the condition that the proposed text from the memorandum regarding landscaping in the existing gas easement be added.

Mr. Steve Drenner, with Drenner, Stuart, Wolfe, was present on behalf of the applicants for IKEA and Endeavor. He said there has been over a year's worth of discussion with the City of Round Rock regarding the proposed applications. It has been a tremendous amount of work and the relationship between the two PUDs has been a close linked relationship. He thanked staff for all of their help with the project and noted that staff has accommodated their tight timeline and have worked with them in a model relationship. Mr. Drenner said he thought the proposed scenario offered an unusual opportunity to match a parallel regional draw with an upscale and quality regional shopping center that will maximize the advantages from the regional draw. The applicant has gone to a great degree to try to minimize any negative impacts that could result from that volume of activity in the area.

Mr. Denner introduced the others individuals that were present at the meeting representing the applicants.

Mr. Doug Greenholz stated he was the Real Estate Manager representing IKEA. He complimented staff on their hard work. IKEA is a unique business, store and shopping experience. IKEA is the world's leading furniture and home furnishings retailer with 218 stores in 33 countries and it is the 40<sup>th</sup> most recognized brand in the world. There is an effort to expand their business in several areas of the world, including the United States. In the United States, IKEA is under an expansion program and building approximately 3 - 5 stores per year, over a 10-year period, and

are three years into the expansion. Mr. Greenholz noted that this would be the third store in Texas. The Houston store opened in 1992, the Frisco store located just outside of Dallas, opened just recently this year, and the Round Rock store would be the third store.

Mr. Greenholz said IKEA feels there is a very strong customer base in central Texas. The company is aware that there are many customers that have traveled from this area to the Houston store and now are traveling to Frisco as well. The location on IH-35 works very well for them. Because customers are coming such great distances, they want the store to be very convenient and visible, which are the criteria that the site meets. Since the location is right at an interchange, individuals can easily get to the store in less time and less congestion. Mr. Greenholz reminded the Commissioners that the IKEA's peak shopping hours are off peak, during the day, evenings and weekends and not during the Monday through Friday work traffic. He said there has been a lot of inertia and support by the City to locate the store on this site. The vision of the project is really two projects in one. It is an IKEA store and also ancillary retail and the two will feed off of each other.

Mr. Greenholz displayed a rendering of the store. The architecture is signature IKEA, which is a blue building with yellow accents. All of the 218 stores that exist today look very similar to this store. IKEA will bring benefits to the community in the way of sales tax and property taxes. It will also bring approximately 300 jobs to the community and most of those will be hired locally. The wages will be very competitive with generous benefits, which will separate them from other retailers.

Mr. Greenholz said IKEA was an engine for surrounding uses. Where they go, others follow because they are a regional draw and other uses sprout up around them and generate more taxes and jobs.

Regarding the 21-acre site, Mr. Greenholz said there was a dedicated access from the northbound IH-35 frontage. They would like to handle their circulation on site so they do not have too much cross circulation with the other retailers. There will be plenty of opportunities for pedestrian cross access and there can be vehicle cross

access, but in terms of their traffic, they handle that through the right in, right out driveways primarily on IH-35.

Mr. Terry Hagood, P.E with Fisher Hagood said he wanted to address some of the existing conditions of the site and some of the access points. He noted there were four primary access points, two on IH-35 and two on Chandler Road. The four access points are spaced to allow acceleration and de-acceleration lanes. He introduced Mr. Lance Hartman with WHM who would be available for any questions that could be related to the improvements that are planned for IH-35. The topography for the site generally changes from the north to the south. There is a large waterway that intersects to the south in the park area. From the intersection of the frontage road and Chandler Road to the access point, there is approximately a 21-foot fall. It is a fairly large slope that works well with the rear of the building that is cut down with some aggressive enhancements from the landscaping perspective. He noted that Mr. Brent Baker with Hall Bargainer was present and would be available for any landscaping questions. The remainder of the site is a retail center that Endeavor Real Estate Group will be working with. At this time, the plan indicates that the build out of everything will be done in two phases. Due to the location of a very prominent Monarch tree and one of the access points, a private internal ring road has been established. He noted that the Endeavor site developed from the location of the Monarch tree and the ring road.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony for the public hearing. Seeing no one, he closed the public hearing.

**3.B. *Consider a recommendation to zone 20.94 acres of land from LI (Light Industrial) District to PUD 64 (Planned Unit Development) District, application #2005-017-ZC.***

Chairman Kosik said the design was very good and a great location.

Commissioner Pavliska asked if the entrance ramp on IH-35 is going to be removed. Chairman Kosik said the entrance ramps were going to be redesigned. Mr. Stendebach said there was a seven million dollar project to relocate the entrance and off ramps, add some Texas turnarounds at Chandler Road and Westinghouse Drive

that will accommodate better traffic flow, both through this development and the Chelsea project.

Mr. Stendebach noted that one of the City Council's major goals was to establish this area as a destination retail area. This site together with the Chelsea development will provide 700,000 square feet, and with the addition of the Endeavor site, it will be over 1,000,000 square feet of new retail.

Commissioner Boles said he thought this was a well thought out development.

Commissioner Quick said the development to the north of Chandler Road has gone out of their way to create some internal trails that will ultimately be connected to the rest of the trail system. He asked if there were any pedestrian trails or pathways planned in these two sites. Mr. Brent Baker, with Hall Bargainer, addressed Commissioner Quick's question. He said the trail system was not the primary focus, but it will be provided for the shoppers.

Chairman Kosik asked if the detail on the signage was more intense than what was normally seen in a PUD. He asked why there was so much detail. Mr. Stendebach said IKEA has a standard for internal signage on their site. Their external signage that faces off the site is freestanding, but internal to the site they label where the entrances are, locate parking aisles, and those types of things. Technically under the current sign regulations some of the signs would not normally be permitted, but because the signage is internal to the site, it does not create a problem for staff, but it needed to be detailed in the PUD.

Chairman Kosik noted the 90' highway sign for IKEA. He asked how high the premium outlet sign would be. Mr. Stendebach said it can be 45', but they can go higher based on sight lines. He explained that IKEA did the sight line studies and the 90' was the minimum height that the sign could be seen over the trees on the highway. The sign was treated as if it were for food, fuel, or lodging, which are the three development types that are allowed at this height. Even though it was destination retail, staff felt it deserved the same sight line. Chairman Kosik said he agreed that destination retail should certainly be allowed a taller sign. Mr. Stendebach said the applicant proved the need for the 90' sign.

Chairman Kosik said there were no sidewalks on northwest side of IH-35. Depending on the development to the south, sidewalks could be a good idea especially if something happens across IH-35 where people may want to walk to. He asked if there would be sidewalks on Chandler Road. Mr. Stendebach said yes, but there would not be anything on the IH-35 frontage road.

Chairman Kosik referenced Exhibit A and said the City of Austin is indicated as owning some property. He asked for an explanation. Mr. Stendebach said the Surveyor made a mistake and it will need to be corrected.

Chairman Kosik asked what streets were being referenced as 24'. Mr. Stendebach said the 24' was being referenced as the internal parking aisles that do not provide general traffic circulation, but simply access to the parking spaces. He referenced Exhibit C-1 and said it shows the individual access aisles will be 24' but the circulation routes that carry traffic to and from the site and in and out will be larger. Chairman Kosik asked if he was talking about where the parking area was. Mr. Stendebach said he was talking about the parking lot and the aisles that access the individual parking stalls will be 24'. Chairman Kosik asked if that would make it difficult to get a larger vehicle in and out of a parking space. Mr. Stendebach said it could be more difficult if someone is in an extremely oversized vehicle. He noted the Traffic Department have reviewed the information and are comfortable with the 24' parking aisles. Mr. Greenholz noted that 24' parking aisles were standard with the IKEA stores. Chairman Kosik asked if the parking aisles in La Frontera were 26'. Mr. Stendebach said 26' was the standard that the City generally follows.

Chairman Kosik said there was a reference to future expansion of the store. He asked if that would create a problem with the ring road and if it was something that should be addressed this evening. Mr. Stendebach said he did not think the future expansion needed to be discussed this evening because when the item came up in discussions, staff said it was something that would have to come back to the City and the applicant would have to prove that the traffic circulation would still work and the required parking would be available. Mr. Stendebach said the applicant wanted to mention that they might be planning an expansion in the future, so that if it did

happen, it would not take anyone by surprise. Chairman Kosik said he thought it was a good idea, but he was concerned that it might take out a lot of the parking and create a problem with the ring road.

Commissioner Boles noted that the building would be one-story and asked if that was like the store in Frisco. Mr. Greenholz said the Frisco store was a two-story store and this one would be a one-story store. He noted this would be the first store in North America with this particular design. This particular design allows the customer to remain on one floor and that will allow the customers and goods a better flow. Though this was an experiment, IKEA felt like this would be very successful. He noted there was a full height element to the building that was the warehouse section, which would be 40' and the rest of the building would measure 20' to the top of the parapet.

Chairman Kosik referenced Exhibit D-3 and noted it was difficult to read the dimensions. Mr. Burke said the dimension had been included in the text of the PUD.

Chairman Kosik asked if there had been any tree replacement issues on the IKEA site. Mr. Stendebach said there would be some significant tree replacement issues. He said there is a Monarch tree and several trees in the southwest corner that would need to be preserved. Obviously on a building this size, he said there would be some tree replacement issues. Chairman Kosik asked if there were new trees going in. Mr. Stendebach agreed and said there is also a cash alternative to put money into a special tree fund if they cannot replace the trees on the site, or in a nearby area. Staff will be looking at both parcels together to assist the tree replacement.

Chairman Kosik noted that the ring road was actually on the other PUD site. Mr. Stendebach said that was correct. Chairman Kosik said he would like to make sure the ring road was constructed. He asked if the approval of the final plat would cause that to happen. Mr. Stendebach said the ring road would be built with the first development, which is IKEA. Even though it is not on IKEA's property, which is part of the transaction between Endeavor and IKEA. Chairman Kosik asked how the City could be assured of that. Mr. Stendebach said it has been included as part of the IKEA site plan so the limits of construction will include the ring road even though it

is on a separate parcel of land. Chairman Kosik said that was fine. Mr. Greenholz said there was also a private agreement with Endeavor, whereby they have very strict guidelines to meet with certain improvements, and the ring road is one of those items. Chairman Kosik said it was very important that the ring road be in place once IKEA is open.

Chairman Kosik noted there is no entrance to the rear of the store. He asked if the delivery trucks would use the more north entrance on the IH-35 frontage road. Mr. Stendebach said that was correct.

Commissioner Pavliska asked if the 90' signage pole could be used as a wireless transmission facility. Mr. Stendebach said that possibility could be there, but it would be up to IKEA. Chairman Kosik noted that the PUD would allow that. Mr. Greenholz said something like that could be considered. He did not know if it had been done before in North America, but it was certainly something they would consider looking into.

Chairman Kosik asked if this needed a conditional approval with the addition of the text. Mr. Burke agreed and noted that the reference to the City of Austin needed to be removed as the property owner on the sketch in Exhibit A.

**Motion:** Commissioner Pavliska made a motion to recommend approval of the rezoning with the two conditions noted. Commissioner Austin seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously.

**3.C. Consider public testimony regarding the application filed by Cerco Development Inc., to rezone 42.5 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, from LI (Light Industrial) District to PUD 65 (Planned Unit) Development, application #2005-016-ZC.**

Mr. Shannon Burke presented staff's analysis of the rezoning. He noted that the Endeavor tract covers the remaining 42 acres of the site. Although this PUD is not as detailed as the neighboring IKEA PUD, it does contain a number of provisions to ensure that it is complimentary to IKEA and appropriate for this location. He said as with the IKEA PUD, this PUD will have a number of commercial uses that are



deemed inappropriate for this location. Landscaping for the site is per the ordinance with the exception of additional planting along the primary access drive. The PUD also ensures that there is preservation of the Monarch tree that is located on the site. He noted that these provisions were spelled out in more detail in the memorandum that the Commissioners received earlier in the meeting. The sign package proposed in the PUD differs from the standard city requirements by being more attractive and appealing than what otherwise would be allowed. Mr. Burke said staff would like to make one change to the language included in the text of the PUD that was in the packets. As explained in the memorandum, the Developer would like to increase the number of permitted monument signs from 5 to 7. At this time the Developer is not sure of how many pad sites there may be and there may be a few more than originally planned. Mr. Burke noted that staff was comfortable with the increase in monument signs since the additional signage will be in the interior of the site and not out on Chandler Road or IH-35. He noted that the PUD also calls for 50% masonry on the buildings using similar materials to what will be used on the outlet mall on the north side of Chandler Road. All utilities must be underground, and lengthy throat lengths must be provided to avoid traffic congestion. Driveway access must be in accordance with the approved TIA. Staff recommends approval with the following three conditions:

- The proposed landscaping for the primary access drive be added to the PUD;
- The number of monument signs be modified as proposed, and
- The reference to the City of Austin needed to be removed as the property owner on the sketch in Exhibit A.

Mr. Drenner said the same individuals from the previous public hearing were available for any additional questions.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony for the public hearing. Seeing no one, he closed the public hearing.

- 3.D. *Consider a recommendation to rezone 42.5 acres of land from LI (Light Industrial) District to PUD 65 (Planned Unit Development) District, application #2005-016-ZC.***

Chairman Kosik referenced Pages 7 and 9 of the text. He noted that on Page 7, under 10.1 Entrance Signs, it references Exhibit D, but he believed it should be Exhibit E, and further, on Page 9, under 13.1 Driveway Access, it references Exhibit D and it should probably be Exhibit E as well. Mr. Burke agreed with Chairman Kosik and said it would be added as a condition.

Commissioner Boles said he thought this was a good PUD.

**Motion:** Commissioner Pavliska made a motion to recommend approval of the rezoning with the four conditions noted. Commissioner Austin seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously.

#### **4. ADDITIONAL PLATS**

##### **4.A. Consider the East Chandler Retail Center, application #2005-040-FP.**

Mr. Burke presented staff's analysis noting staff's recommendation of approval with the following condition:

- The signature blocks for both the owner and lien holder shall be signed and notarized prior to plat recordation.

Commissioner Quick referenced Plat Note #4 and said the word "sewer" is misspelled and would need to be corrected. Mr. Burke agreed and said it would be addressed.

Commissioner Boles asked what was going to happen with the park property to the south of the development. Mr. Stendebach said there have been some discussions regarding relocating some of the facilities there to a better location that is more accessible. He noted there were some issues related to the conditions under which that park was established and those issues are being researched. Chairman Kosik asked if the land had been donated by the McNeil family. Mr. Stendebach agreed. Chairman Kosik said most of that land is floodplain. Mr. Stendebach agreed with Chairman Kosik. Mr. Stendebach said there are some technical issues regarding government grants that need to be looked into.

Chairman Kosik referenced Plat Note #2 and asked if it was in conflict with the IKEA PUD. Mr. Stendebach said it was not specifically in conflict because there is a provision in the Subdivision Ordinance now for a non-urban section road that does not have curb and gutter, and sidewalks can be delayed until such a time that it occurs.

Chairman Kosik referenced Plat Note #5 and asked if Lot 4 should be added to the note. Mr. Burke said the note needed to be corrected to add Lot 4.

**Motion:** Commissioner Pavliska made a motion to approve the final plat with the conditions noted. Commissioner Thibodaux seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously

**4.B. Consider the Final Plat of Walsh Ranch, Section One, application #2005-037-FP.**

Mr. Burke presented staff's analysis of the final plat noting staff's recommendation of approval with one condition. He said the signature and notarization had been obtained so the condition no longer applied and was not necessary.

Chairman Kosik asked if this was outside the City and if it would continue to be out of the City. Mr. Stendebach said it is out of the City at this time. Staff has reviewed the plat because it is in such close proximity to the city; we want to make sure that our standards are met. Chairman Kosik asked if a subdivision in the County can reference the City of Round Rock's ordinance. Mr. Stendebach said yes and explained that there was an inter-local agreement with Williamson County that applies to situations like this. Ms. Girard said the city is serving the subdivision which also makes it a little different from what has been done in the past.

Commissioner Quick asked what the time schedule was for Sections 1 and 3. He was concerned with the connection to Alexandrite Way. Ms. Girard said they have received construction plans for Section 1 that will be signed in the next week and expected to have the construction plans for Section 3 shortly.

Commissioner Kosik asked if staff was aware of when the expansion of Sam Bass Road would be done. Mr. Stendebach said it was under County jurisdiction. Mr. Crossfield said the next bond issue would be in 2008, and it could be tied in with that.

Commissioner Pavliska said on the south side of the private park/amenity center there is a 15 ft. water line easement that transitions into a 30 ft. water line easement once it passes the property line into Lot 24. He asked if that was really the size of the water line easement. Mr. Stendebach said it was part of the private park and amenity center lot. Chairman Kosik said he did not know why it was not the same all the way through. He could understand it if that was the access to the amenity center, but the access is north of that between Lots 24 and 25.

**Motion:** Commissioner Boles made a motion to approve the final plat.  
Commissioner Quick seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously.

**4.C. Consider the Final Plat of Walsh Ranch, Section Three, application #2005-038-FP.**

Mr. Burke presented staff's analysis of the final plat noting staff's recommendation of approval.

**Motion:** Commissioner Boles made a motion to approve the final plat as presented. Commissioner Quick seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously.

**4.D. Consider the Final Plat of Walsh Ranch, Section Four, application #2005-039-FP.**

Mr. Burke presented staff's analysis of the final plat noting staff's recommendation of approval. He noted the analysis stated a condition for approval, but the needed signature and notarization has been obtained so the condition would not apply.

Chairman Kosik said in previous public hearings there had been residents in Brushy Creek North that had some concerns regarding the drainage flow through the

site. He noted there was a pretty good drainage flow. He asked if that issue had been looked into. Mr. Bob Wunsch said they have been working extensively with Ms. Girard and the Public Works Department regarding the issue and he believed that the situation had been resolved. Ms. Girard said the applicant is addressing all of the issues and the Public Works Department is satisfied.

**Motion:** Commissioner Pavliska made a motion to approve the final plat as presented. Commissioner Arnold seconded the motion.

**Vote:** Ayes: Commissioners Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Commissioner Weeks. The motion carried unanimously

## **5. PLANNER REPORT AND COMMISSION COMMENTS**

Mr. Stendebach provided the Commissioners with a draft agenda and map for the upcoming Retreat. He asked the Commissioners to review the agenda and let staff know if there were any other items they wanted added to the agenda. Commissioner Thibodaux referenced the Subdivision Ordinance, Section 11.502, regarding overnight parking and asked that it be added to the retreat agenda.

Mr. Stendebach reminded the Commissioners of the upcoming APA Conference and asked them to let staff know if they wanted to attend and their workshop selections. Commissioner Boles noted he would not be able to attend the Conference.

## **6. ADJOURN**

Hearing no further discussion, Chairman Kosik adjourned the meeting at 8:35 p.m.

Respectfully Submitted,

Dianna Hutchens  
Administrative Technician III